GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Energy Department – Revised guidelines for payment of compensation towards damages in respect of Right of Way for transmission lines in supersession of the earlier guidelines – Orders - Issued.

ENERGY (POWER.II) DEPARTMENT

G.O.RT.No. 121 Dated: 10-12-2025

Read the following:

1. From the Ministry of Power, GoI, Guidelines vide Ref.No.3/7/2015-Trans, dated:15-10-2015.
2. G.O.Rt.No.83, Energy, Infrastructure & Investment (Pr.II.A2) Dept., dt. 20.06.2017.
3. Guidelines of the Government of India vide No.3/4/20l6-Trans, dated 16.07.2020.
4. Govt. Lr.No.ENE01-APPT/36/2023-POWER-II, Dt.13.12.2023.
5. Revised guidelines of the Ministry of Power, Govt. of India, issued vide F.No.3/4/2016-Trans-Part(4), dt.14.06.2024.
6. From the Chairman & Managing Director, APTRANSCO, Vijayawada Lr.No.CMD/JMD (HR&Admin)/Addl./Secy./Estate Wing/Comp.No.3050825/25, Dt. 03.12.2025.

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O R D E R:

The Ministry of Power, Government of India, had issued guidelines for determining compensation for damages regarding the Right of Way (ROW) for laying transmission lines under Sections 67 and 68 of the Electricity Act, 2003, read with Sections 10 and 16 of the Indian Telegraph Act, 1885, in addition to the compensation for normal crop and tree damages vide reference 1st read above and further revised vide reference 3rd read above. Government of Andhra Pradesh had adopted the same vide reference 2nd read above and 4th read above respectively.

2. Government of India, vide letter 5th read above, have issued comprehensive guidelines for determining compensation for damages regarding the Right of Way (ROW) for laying transmission lines under Sections 67 and 68 of the Electricity Act, 2003, read with Sections 10 and 16 of the Indian Telegraph Act, 1885, in addition to the compensation for normal crop and tree damages, in supersession of the earlier guidelines issued vide 1st and 3rd read above.

3. The Chairman & Managing Director, APTRANSCO vide his letter 6th read above has informed that GOI has indicated that the State Government may adopt the said guidelines in their entirety or a modified procedure and as the earlier guidelines issued by GOI have been superseded and that there is a need for adopting comprehensive guidelines, in their entirety or modified version, and thus advised the Government to issue necessary orders at the earliest.

4. Government, after careful consideration of the circumstances reported by the Chairman & Managing Director, APTRANSCO vide 6th read above, hereby decided to adopt the Guidelines issued by the Government of India vide 5th read above and hereby formulated the following guidelines duly superseding the earlier guidelines

issued vide 2nd and 4th read above for payment of compensation for damages regarding the ROW for laying transmission lines under Sections 67 and 68 of the Electricity Act, 2003, read with Sections 10 and 16 of the Indian Telegraph Act, 1885, in addition to the compensation for normal crop and tree damages, as follows:-

a) **Applicability**: The compensation shall be payable only for transmission lines supported by a tower base of 66 KV voltage level and above, and not for sub-transmission and distribution lines below 66 KV.
b) **Authority for determination of Compensation**: District Magistrate/District Collector/Deputy Commissioner shall be the authority for determining the compensation.
c) **Determination of Compensation**: The compensation shall ordinarily be based on the Circle rate/Guideline Value/Stamp Act rates of the land, except where the market rate exceeds the Circle rate/Guideline value/Stamp Act rates. In such instances, the land value shall be determined based on the prevailing market rate as ascertained by the District Magistrate/District Collector/Deputy Commissioner in the manner as may be specified by the State Government. The determined land value shall serve as the basis for compensation and shall be promptly communicated by the respective District Magistrate/District Collector/Deputy Commissioner.
d) **Tower Base Compensation**: Compensation for the tower base area shall be 200% of the land value. The tower base area shall be the area enclosed by the four legs of the tower at ground level, plus an additional one (1) meter extension on each side.
e) **Row Corridor Compensation**: The compensation amount for Right-of-Way (ROW) corridor shall be 30% of the land value. Land within the ROW corridor, as defined in Schedule VII of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022 (Annex-I), shall be eligible for compensation. This Compensation will address the potential diminution of land value due to the presence of overhead lines or underground cables within the ROW corridor. No construction activity of any kind would be permitted within the ROW of the transmission line. States/UTs may decide higher rate depending on the area and urgency of the work.
f) **Alternate Compensation**: In areas where land owner/owners have been offered/accepted alternate mode of compensation by Corporation/Municipality concerned under Transfer of Development Rights (TDR) policy of the State/UT, the licensee/utility shall deposit compensation amount as per (d) to (e) above with the Corporation /Municipality /Local Development Authority or the State Government concerned.
g) **Areas with ROW constraints**: When laying transmission lines in areas with ROW constraints, various technologies can be considered to optimize the use of space. These technologies are outlines in the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022. Some options include; steel pole structures, narrow-based lattice towers, multi-circuit and multi-voltage towers, single-side stringing with lattice or steel poles, XLPE underground cables, Gas Insulated Lines (GIL), compact towers with insulated cross arms, Voltage Source Converter (VSC) based High Voltage Direct Current (HVDC) systems, and more.

h) **Landowner Identification**: During the check survey conducted at the execution stage, the names of landowners whose property falls within the transmission line's Right-of-Way (ROW) will be documented. This process shall adhere to the Regulation 84 (8) of the Central Electricity Authority (Technical Standards for Construction of Electrical Plants and Electric Lines) Regulations, 2022.

i) **Compensation Payment**: Compensation payment shall be one-time and upfront. Whenever possible, compensation will be paid through various digital payment methods, such as the Aadhar Enabled Payment System (AEPS) and Unified Payment Interface (UPI).

j) **Standard Operating Procedure (SOP)**: States/UTs and transmission developers should refer to the Standard Operating Procedure (SOP) for detailed guidelines.

5. The Officials mentioned in the address entry shall take further necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K.VIJAYANAND
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
All the Collector & District Magistrates in the State of Andhra Pradesh.
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Chairman & Managing Director, APGENCO, Vijayawada.
The Chairman & Managing Director, APEPDCL, Visakhapatnam.
The Chairman & Managing Director, APCPDCL, Vijayawada.
The Chairman & Managing Director, APSPDCL, Tirupati.
The Executive Director, Power Grid Corporation of India Ltd., Secunderabad.
The Secretary, A.P.Electricity Regulatory Commission (APERC), Kurnool.
Copy to:
The PS to Principal Secretary to Hon’ble Chief Minister.
The PS to Hon’ble Minister for Energy.
The P.S. to Spl. Chief Secretary to Govt., Energy Department.
The Finance Department, A.P.Secretariat.
The Law Department, A.P.Secretariat.
SF/SC. (218527)

//FORWARDED :: BY ORDER//

SECTION OFFICER